

## **Approved Minutes: January 12, 2010**

DRB Members present: Montgomery, Moore, Herr & Robertson,

DRB Members absent: Splane

DRB non-voting Consulting Volunteer: Mike Mahan

### **Presenters:**

Will Rogers for The Big Red Barn, Gary Wynn for Portino's, and Mike Mitchell for Pala Vista Gas Station

4:00 Lael opened the meeting

There were no public attendees for Public Forum.

November 2009 minutes were approved. Motion by Robertson, seconded by Herr, unanimously approved.

### **1. Site Plan Stamped: The Big Red Barn**

Will presented the revised landscaping plan to be stamped for approval. The DRB had reviewed the entire revised Site Plan in November and had stamped all but the landscaping plan. Revisions were required by the fire department and included moving some of the parking to the rear of the building. Parking in front had been reduced as a result of moving the structure about five feet to the south in order to provide greater separation between this building and the Napa Auto Parts building next door. The DRB stamp on the landscaping plan will reflect our recommendation for approval with the condition that the existing sign be lowered to 10' in height.

### **2. Plot plan of Portino's & Krueger Realty:**

Gary Wynn presented plot plan explaining that existing patio now required permitting due to code enforcement and road widening. Gary was proposing to work with us in the beginning in order to apply for a site plan waiver. DRB was in agreement. There was discussion about the heritage trail and right of way, and how that would impact the additional landscaping they would like to propose. SDG&E and the County have installed transformers in the middle of the proposed trail, so there was talk of possible new landscaping to deal with those. June Knab is the owner of both properties that are being combined as 1 (for water use requirements and septic/leach field ). There are 2 cargo containers in the rear of the building that causes no concern to the DRB as it is not visible. Gary stated the parking situation was currently being worked on and as a possible alternative, the adjacent lot (owned by Kidd Trust) has verbally given permission for parking. Gary asked to be added to the February agenda for review.

### **3. Plot plan of Pala Vista Gas Station:**

Mike Mitchell presented a plot plan and elevation plan for improvements on the Pala Vista Gas Station building. Tony Mikhail has bought the business from Mr. Lee who continues to own the property. Tony had begun re-stuccoing the building which triggered a permit, and therefore needed our approval. Code enforcement requires a site plan waiver or approval.

Mike presented a new façade on the building, which the DRB asked to be changed. We asked that no cultured stone 'wainscoting' be added due to the general 'Rancho Bernardo' look, and suggested to just stucco the building, in order to comply more to the Design guidelines. There were some large box type planters shown planted with one tree each. Although the DRB would like to see the site improved with landscaping, discussion brought up some additional ideas to increase the size of the planters, changing plants and trees to fit the area and general use of the site. The DRB requested that the temporary banners be removed and a permanent sign be installed. An option was a painted mural and sign on the side of the building that would adhere to the design guidelines.

The easement at the street for some landscaping to help improve the general look of the property, and Lael is going to get some more information as to whether or not that is going to be available for planting. It would require an encroachment permit.

The DRB requested that Tony and Mr. Lee be present at the February meeting when the revised plan is scheduled for further review.

Following the presentations, there was general discussions of multiple businesses along Valley Center Rd. and the non-compliance of design guidelines. This is a difficult situation, as the Heritage trail and planting are not completed by the County. There was a general consensus that after completion, the owners would be required to do improvements.

Lael discussed the work of the GPU committee and said everyone is welcome to join. There is much work to be done on writing the new plan, and help was needed.

Lael officially adjourned the meeting at 5:40 PM.